

Estrella del Mercado

Project Summary

Housing Type: Family Rental Apartments

Location: César Chávez Parkway at Newton Avenue (Barrio Logan Project Area)

Total Unit Size: 140,000 SF

Total Units: 92 (1 manager unit)

Affordable Units: 91

Income Mix:

Very Low	Low	Mod	Unrestricted
68	23	0	1

Affordable Unit Mix:

0 BD	1 BD	2 BD	3 BD	4 BD
0	19	40	33	0

Development Team

Developer: Chelsea Investment Corporation

Architect: Safdie Rabines Architects

Development Budget

Total Development Costs: \$39,192,000

Public Agency Subsidy: \$16,104,000

Public Agency Subsidy per Unit: \$177,000

Funding Sources

9% Tax Credits; Redevelopment Agency; San Diego Housing Commission; Developer Equity

Project Description

Estrella del Mercado is the residential component to be built on the east parcel of the mixed-used Mercado del Barrio Project. Estrella del Mercado will consist of 92 units, of which 91 would be restricted to families earning 30% to 60% of the area median income. As part of the larger mixed-use project, amenities will include a community room, a public plaza and landscaping, public art, parking, various off-site improvements, and sustainability features. Residents will also have easy access to retail shops, a major grocer, and a trolley station within steps from their homes. Construction began in March 2011 and is anticipated to be completed by the end of 2012.

